



## TITLE REPORT

Prepared By:  
**Security 1<sup>st</sup> Title**  
**1001 N. Main**  
**Hutchinson, KS 67501**  
**Phone: (620) 669-8289**  
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Prepared Exclusively For:  
**Alpha Land Surveys, Inc.**  
**102 East 4th Ave.**  
**Hutchinson, KS 67501**  
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Contact: **Caritha Bolte**  
Email: **cbolte@security1st.com**

Contact: **Raymond Bretton**  
Email: **raymond@alphalandsurveys.com**

Report No: **2426512**

Report Effective Date: **January 27, 2021, at 7:30 a.m.**

Property Address: **401 W. 1st Ave, Hutchinson, KS 67501**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **Alpha Land Surveys, Inc.**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 or the fee received for the preparation and issuance of this report, whichever is less.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

**Parcel 1: GAW, LLC, a Kansas limited liability company**

**Parcel 2: GAW, LLC**

2. The Land referred to in this Report is described as follows:

**Parcel 1**

**The North 41 feet of the South 74 feet of Lots 103 and 105 on First Avenue West, Hutchinson, Reno County, Kansas, AND**

**The North 72 feet of the West 32 feet of Lot 105, First Avenue West, Hutchinson, Reno County, Kansas, AND**

**Lot 107, First Avenue West, Original Town of Hutchinson, Reno County, Kansas, which is situated in Section 13, Township 23 South, Range 6 West of the 6th P.M., and the above lot is 33 feet wide and 165 feet long, AND**

**The North 91 feet of Lot 103 and the North 72 feet of the East 1 foot of Lot 105 and the South 19 feet of the North 91 feet of Lot 105, First Avenue West, Hutchinson, Reno County, Kansas.**



Any questions regarding this report should be directed to: **Caritha Bolte**  
Phone: **620-669-8289**, Email: **cbolte@security1st.com**

## **Parcel 2**

**The South 33 feet of Lots 103 and 105, First Avenue West Original Town, Reno County, Kansas.**

3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits, Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage and other liens and encumbrances are recorded in the local public records. No search of the oil, gas or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.
  1. **Parcel 1: General taxes and special assessments for the fiscal year 2020 in the amount of \$8,990.64, Paid in full.  
Property ID # 1-15878**
  2. **Parcel 2: General taxes and special assessments for the fiscal year 2020 in the amount of \$553.90, Paid in full.  
Property ID # 1-15895**
  3. **The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the Reno County Register of Deeds.**
  4. **Easements, setback lines or servitudes, if any, reflected on the plat of said land or otherwise appearing in the public records.**
  5. **"In the Matter of the Proposed Extension of the Boundaries of Equus Beds Groundwater Management District No. 2", recorded January 4, 1989 in Book 219 at Page 147 of the Reno County Record.**
  6. **Parcel 1: A mortgage to secure an original principal indebtedness of \$80,000.00 and any other amounts or obligations secured thereby, dated April 1, 2011, recorded April 4, 2011, as Book 834, Page 65.  
Mortgagor: GAW, L.L.C., a Limited Liability Company  
Mortgagee: Kanza Bank**
  7. **Parcel 1: A mortgage to secure an original principal indebtedness of \$110,000.00 and any other amounts or obligations secured thereby, dated February 8, 7201, recorded February 8, 2019, as Book 868, Page 334.**



# Security 1<sup>st</sup> Title

Any questions regarding this report should be directed to: **Caritha Bolte**  
Phone: **620-669-8289**, Email: **cbolte@security1st.com**

**Mortgagor: GAW, LLC, a Limited Liability Company**  
**Mortgagee: Kanza Bank**

Dated: **January 27, 2021, at 7:30 a.m.**

SECURITY 1<sup>ST</sup> TITLE

A handwritten signature in black ink, appearing to read "Scott Brown".

By: \_\_\_\_\_

LICENSED ABTRACTER